03406

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY:
JEB L. HUGHES
P. O. BOX 2606
BIRMINGHAM, AL 35202
ATTN: INVESTMENT DEPARTMENT

MAR 12 2 15 PM '87

WARRANTY DEED

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| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO. |
|---|---|---|
| Protective Life Insurance Company<br>P. O. Box 2606<br>Birmingham, AL 35202<br>Attn: Investment Department | Leader Federal<br>Mortgage, Inc.<br>P. O. Box 275<br>Memphis, TN 38101-0275 | 7DA-91109<br>117-7-D-37 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **P. TODD FREDELLA** and wife, **KATHY CAPPS FREDELLA**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PROTECTIVE LIFE INSURANCE COMPANY**, an Alabama corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND** in Davidson County, Tennessee being Unit No. 37 as shown on the amended Condominium Site Plan of Park Green as of record in Book 6250, Page 253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

**BEING** the same property conveyed to P. Todd Fredella et ux, Kathy Capps Fredella by deed from Belle Meade Builders, Inc. of record in Book 6902, Page 242, said Register's Office for Davidson County, Tennessee.

**SUBJECT TO:**

1. Taxes for the year 1987, not yet due and payable; and subsequent years.

2. That certain deed of trust executed by P. Todd Fredella and wife, Kathy Capps Fredella to Leader Enterprises, Inc., Trustee, dated June 25, 1986, to secure the principal amount of $107,250.00 and recorded in Book 6902, Page 233, said Register's Office, in favor of Leader Federal Mortgage, Inc.,

3. All matters as shown on the Plan of Record in Plat Book 5200, Page 719, Register's Office for Davidson County, Tennessee, as amended in Book 6250, Page 253, said Register's Office.

4. Restrictions and conditions of record in Book 6247, Page 872, and amended in Book 6453, Page 717, said Register's Office.

5. Storm water agreement in Book 6269, Page 167, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further

covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 5 day of March, 1987.

P. TODD FREDELLA

**P. TODD FREDELLA**

Kathy Capps Fredella

**KATHY CAPPS FREDELLA**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Before me, the undersigned Notary Public in and for said County and State, personally appeared **P. Todd Fredella,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville this 5 day of March, 1987.

Ruby Mayo

Notary Public

My Commission Expires:
COMMISSION EXPIRES JULY 10, 1990

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Kathy Capps Fredella,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 5 day of March, 1987.

Ruby Mayo

Notary Public

My Commission Expires:

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

The actual consideration for this transfer or value of property (whichever is greater) is $114,750.00.

P. TODD FREDELLA

Affiant

Sworn to and subscribed before me this 5 day of March, 1987.

Ruby Mayo

Notary Public

My Commission Expires:

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03406

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MAR 12 2 15 PM '87

No. 58415